



ONION CREEK HOMEOWNERS ASSOCIATION
10816 Crown Colony Drive, Suite 105
Austin, TX 78747

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PAZ

July 17, 2020

Mr. Andrew Rivera
City of Austin
Andrew.rivera@austintexas.gov

Re: Riddell Tract (C14-2019-0082)

Dear Mr. Rivera,

Onion Creek Homeowner's Association (OCHOA) representatives including Vice President Jerry Patterson, Infrastructure/Development Chair Wendy Braniff, and I have met with the applicant and city staff regarding the rezoning request for the Riddell Tract (C14-2019-0082) located at 10801 Wayne Riddle Loop. The applicant has agreed to take the following actions, described herein briefly and in detail and highlighted in the attached redlined proposed Development Standards which will be incorporated into their proposal:

T4(b). On-site detention will be evaluated as part of the RSMP participation study. Two downstream analysis points will be used for the RSMP participation study:

- (i) Slaughter Creek just downstream of the property, and
- (ii) at the confluence of Slaughter and Onion Creek.

If the analysis shows that RSMP participation is the best option for the watershed and therefore detention is not required, then an additional 10% of the required water quality volume will be captured and treated. If RSMP participation is not the best option, then on-site detention will be provided and proposed discharges from the site will be reduced by at least 10% of existing discharges.

OCHOA agrees that these additional measures are necessary to gather relevant data at the confluence of Slaughter and Onion Creeks and to reduce runoff into Slaughter Creek and is not opposed to the development of the site consistent with these revised conditions.

Respectfully submitted,

Kathy Pillmore, President
ONION CREEK HOMEOWNERS ASSOCIATION

512-797-5400

cc: `

Proposed Development Standards – Riddell Tract (C14-2019-0082)

1. Zoning Development Standards. See Exhibit A.

- a. Within 100' of west and south property line: MF-2 zoning, and maximum 2 stories.
- b. Remainder of property:
 - i. ~~a.~~ MF-4-CO zoning (for maximum ~~52~~48' height per ZAP recommendation).
 - ii. ~~b.~~ MF-3 zoning for all other zoning development standards (except for height).
 - iii. Any 4 story structures must be located within 400' of S. 1st Street.
- c. 750 dwelling units maximum.
- d. Impervious cover limited to maximum 55% of gross site area (total site is 37.403 acres).

2. Area Infrastructure.

- a. Signalize intersection of Wayne Riddell Loop/Akins High School Access/South 1st Street, and extend Wayne Riddell Loop.
- b. Install traffic calming devices along existing Wayne Riddell Loop, as agreed to by ATD. See Exhibit B Agreed Menu of Offsite Traffic Calming Options for Existing Wayne Riddell Loop
- c. Extend sidewalks from S. 1st Street to connect to existing Wayne Riddell Loop.
- d. Extend sidewalks along west side of S. 1st Street to connect to existing sidewalk at Meadows at Double Creek.
- e. Convert buffered bicycle lanes to protected bicycle lanes for Akins High School with delineated posts on S. 1st Street frontage.
- f. Implement Transportation Demand Management.
 - i. Project is enabling neighborhood walkability through pedestrian connection from Wayne Riddell Loop to South 1st Street, additional off-site sidewalk on South 1st Street, and new traffic signal to provide for safer crossings to/from Akins High School and the lone Capital Metro transit stop in the area.
 - ii. Project is creating buffered/protected bicycle lanes on Wayne Riddell Loop and improving existing buffered bicycle lanes on South 1st Street (which currently experiences parked vehicles throughout the day) to protected bicycle lanes.
 - iii. Applicant will have a Capital Metro coordinator on-site who will provide Capital Metro routes and stop information to prospective and new tenants.
 - iv. Applicant has discussed providing a partial/full subsidy for Capital Metro fares/passes to one person in up to 10 percent of units based on interest of tenants.
 - v. TDM reduction in the TIA – 10% reduction of average daily trips. Committed TDM measures 18%.

3. Buffering/compatibility.

- a. Proposed compatibility buffering.
 - i. South property line: Minimum 70' wide dwelling unit setback.
 - ii. West property line: Minimum 50' wide dwelling unit setback.
 - 1. Knolls HOA owns a 30' wide abandoned pipeline easement area between the Riddell tract and the back of adjacent residential lots/fences. This creates an additional 30' buffer from the Riddell tract property line to the west.
- b. Summary of current and proposed LDC compatibility requirements.
 - i. Current LDC compatibility provisions requires minimum 25' building setback for maximum 30' height or 2 stories and 50' building setback for maximum 40' height or 3 stories. Playground, sport courts are prohibited within 50' of single family residences.
 - ii. Proposed LDC Revision compatibility provisions requires 20' building setback, and building height can achieve maximum height at 100' from property line. Playground and sport courts are allowed uses adjacent to single family residences.
- c. 6' high privacy perimeter fence along west and south property line (wrought iron/steel fencing materials along south

property line).

- d. Provide maximum 170' long metal fence (with gate) between pool and playground areas at Wayne Riddell Loop.
- e. ~~d.~~ Dark Skies: Property will be developed in accordance with dark skies requirements of Commercial Design Standards/Subchapter E, Section 2.5 (Exterior Lighting).
- f. ~~e.~~ Other Current LDC Compatibility requirements:
 - i. All exterior lighting will be hooded or shielded from adjacent residential property.
 - ii. No parking or driveways are allowed within 25' of the property line to the west and south.

4. Environmental/Parkland.

- a. Provide green stormwater infrastructure (GSI) for required water quality treatment per ECM 1.6.7, which includes porous pavement as an option, along with biofiltration, rainwater harvesting, and rain gardens, among other options.
- b. On-site detention will be evaluated as part of the RSMP participation study. Two downstream analysis points will be used for the RSMP participation study: (i) Slaughter Creek just downstream of the property, and (ii) at the confluence of Slaughter and Onion Creek. If the analysis shows that RSMP participation is the best option for the watershed and therefore detention is not required, then an additional 10% of the required water quality volume will be captured and treated. If RSMP participation is not the best option, then on-site detention will be provided and proposed discharges from the site will be reduced by at least 10% of existing discharges.
- c. ~~b.~~ Design, build and install at developers expense a system of fences and gates that locks and secures access to Knolls private greenbelt from the Riddell tract.
- d. ~~c.~~ Security lighting along jogging path to be coordinated with PARD staff to ensure lighting does not impact adjacent neighbors along south and west property line.
 - i. Incorporate lighting such as nightwatchmen lights at ROW entrances, and bollard/low lighting along the entirety of the recreational trail.

5. On Site Security Measures.

- a. Perimeter security fencing.
- b. Secure access gates with fob access for all residents with 1-point logged delivery drop-off/pick-up.
- c. HD camera with license plate readers.
- d. 1-2 staff members living on site.
- e. Security cameras and lighting on property.



Agreed Menu of Offsite Traffic Calming Options for Existing Wayne Riddell Loop

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